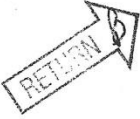


THIS INSTRUMENT PREPARED BY & RETURN TO:  
Fred A. Morrison  
McLin & Burnsed, P.A.  
Post Office Box 491357  
Leesburg, Florida 34749-1357

INSTRUMENT #2014033104  
OR BK 4456 PG 1029 - 1032 (4 PGS)  
DATE: 3/26/2014 12:32:25 PM  
NEIL KELLY, CLERK OF THE CIRCUIT COURT  
LAKE COUNTY  
RECORDING FEES \$35.50 DEED DOC \$0.70



## Utility Easement

RESERVED FOR RECORDING

THIS EASEMENT given the 12th day of March, 2014, by **SOUTH LAKE HOSPITAL, INC.**, whose address is 1900 Don Wickham Drive, Clermont, FL 34711, hereafter referred to as Grantor, to **THE CITY OF LEESBURG, FLORIDA**, whose address is P.O. Box 490630, Leesburg, FL 34749-0630, hereafter referred to as Grantee,

### WITNESSETH:

That for and in consideration of the sum of \$1.00 and other good and valuable considerations, in hand paid and tendered unto Grantor, receipt whereof is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and confirm unto Grantee, its successors and assigns forever, a perpetual easement over and across the following described real property:

### AS DESCRIBED ON EXHIBIT "A" ATTACHED

for the purpose of construction, installation, repair, maintenance, replacement and improvement of underground or above ground fiber optic and telecommunications utilities,. If Grantee damages any surface improvements in its use of this easement, it shall repair any such damage at its expense, and restore the improvements to substantially the same condition they were in prior to the damage. Grantee is also given an irrevocable license, for so long as this Easement remains in effect, to cross the adjoining real property owned by Grantor, for the purpose of conducting any activities permitted by this Easement provided that such right of passage shall not interfere substantially with Grantor's use of its adjoining property.

**TO HAVE AND TO HOLD** unto Grantee, its successors and assigns forever. Grantor does hereby warrant the title to the interests conveyed to Grantee hereunder and will defend the same against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, Grantor has caused its duly authorized representative set or her hand and seal to this instrument on the day and year first above written. As used herein, the term "Grantor" shall refer to that person, or those persons, so named above, and shall be interpreted as being singular or plural, and shall be considered to have the person, number and gender appropriate to the context of the named individuals or entities.

{SIGNATURES APPEAR ON FOLLOWING PAGE}

WITNESSES (two required)

GRANTOR: SOUTH LAKE HOSPITAL, INC.

S. Es  
Lance E. Semen  
(Type or print name of Witness)

BY: [Signature]  
JOHN A. MOORE, President

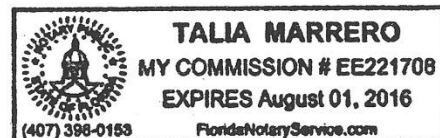
Erika Lima  
Erika Lima  
(Type or print name of witness)

STATE OF FLORIDA  
COUNTY OF Lake

BEFORE ME, the undersigned Notary Public, personally appeared John A. Moore, as President of South Lake Hospital, Inc., who acknowledged before me that he executed this instrument on the 12 day of March, 2014, and who was either ☒ personally known to me, or who ☐ produced \_\_\_\_\_ as identification.

[Signature]  
NOTARY PUBLIC  
Talia Marrero  
Type or print name of Notary

EE221708  
Commission Number  
8-1-16  
Commission expiration date



# EXHIBIT "A"

## Parent Parcel: Alternate Key #3809542

A Parcel of land located in Section 21, Township 22 South, Range 26 East, in Lake County, Florida and more particularly described in Official Records Book 2135, Page 188 in the Official Record of Lake County, Florida

## Easement Description:

A 15 foot wide utility easement across a parcel of land described in Official Record Book 2135, Page 188, of the Official Records of Lake County, Florida, lying 15 feet westerly, when measured at right angles, of the west line of a Florida Power Corporation easement recorded in Official Records Book 360, Page 766 of the Public Records of Lake County, Florida

## GENERAL NOTES

- 1: This is NOT A BOUNDARY SURVEY.
- 2: The sketch on sheet 2 of this exhibit is to show a graphical representation of the lands described on sheet 1 of this exhibit.
- 3: This sketch was prepared for the City of Leesburg and its assign's as there interests may appear. Use of this sketch by any other parties is Strictly forbidden.
- 4: Use of this sketch shown on sheet 2 for any other purpose than that stated in note (2) is the sole responsibility of the user. The City of Leesburg assumes no liability for the misuse of this information.
- 5: All information outside the labeled limits of this site is for general reference purposes only. Assumption of correctness outside of said site boundary is the liability of the user.
- 6: The Bearings, shown hereon, are relative to assumed datum and are Based the westerly line of a Florida Power Corporation easement recorded in OR book 360, Pages 766 thru 771, and shown on the plat of Skyridge Valley Phase II, recorded in Plat Book 45, Pages 44 thru 48 of the public records of Lake County, Florida, as being North 17°53'44" West.
- 7: This sketch was prepared by the City of Leesburg, Public works Department, Engineering Division, under the direction of Adrian Parker, CPM / Development Review Coordinator for the City of Leesburg
- 8: This sketch contains 2 sheets in which NONE are valid without all remaining sheets.

I Robert McCoy, HAVE REQUESTED THE INFORMATION DEPICTED  
HERON AND ACKNOWLEDGE RECEIPT OF THE INFORMATION AND IT IS  
SATISFACTORY FOR MY NEEDS AS OF THE DATE OF THIS SIGNATURE.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

SECTION: 21-22-26



CITY OF LEESBURG  
PUBLIC WORKS DEPT.  
ENGINEERING DIVISION  
550 S. 14th ST. - P.O. BOX 490630  
LEESBURG, FLORIDA 34749  
PHONE (352) 728-9755  
FAX (352) 728-9879

SKETCH and DESCRIPTION  
UTILITY EASEMENT  
South Lake Hospital Inc.  
to the CITY OF LEESBURG

DATE: 02/21/2014  
DRAWN: ACP  
CHECKED: ACP  
APPROVED: RMC  
SCALE: NTS  
FILE NO.: EA14002

SHEET  
NUMBER  
1  
OF  
2

# EXHIBIT "A"

SOUTH LAKE HOSPITAL INC.  
ALTERNATE KEY #3794859  
OR BOOK 2357, PAGE 2322

170' FLORIDA POWER  
CORPORATION  
EASEMENT  
ORB 360, PAGE 766

15.00

15' Utility Easement

SOUTH LAKE HOSPITAL INC.  
ALTERNATE KEY #3809542  
OR BOOK 2135, PAGE 188

COMMUNITY FOUNDATION OF  
SOUTH LAKE COUNTY INC.  
ALTERNATE KEY #3836743  
OR BOOK 3005, PAGE 1459

LOT 231  
COLLAGE PARK, PHASE IIB,  
PLAT BOOK 51, PAGES 61 THRU 91  
LOT 232  
LOT 233  
LOT 234  
LOT 229

SECTION: 21-22-26



CITY OF LEESBURG  
PUBLIC WORKS DEPT.  
ENGINEERING DIVISION  
550 S. 14th ST. - P.O. BOX 490630  
LEESBURG, FLORIDA 34749  
PHONE (352) 728-9755  
FAX (352) 728-9879

SKETCH and DESCRIPTION  
UTILITY EASEMENT  
South Lake Hospital Inc.  
to the CITY OF LEESBURG

DATE: 02/21/2014  
DRAWN: ACP  
CHECKED: ACP  
APPROVED: RMC  
SCALE: 1" = 5'  
FILE NO.: EA14002

SHEET  
NUMBER  
2  
OF  
2